



## TENUTA VAIANO

*A unique estate that offers historic Italian grandeur, architectural integrity and modern-day comfort, in a breathtaking setting.*

PRICE	Price upon request
SALES CATEGORY	ready to move in
DIMENSIONS	<p>The estate includes:</p> <ul style="list-style-type: none"> <li>~ the main house (1,199sqm)</li> <li>~ a detached farmhouse (474sqm)</li> <li>~ chapel (57sqm)</li> <li>~ outbuildings (529sqm)</li> <li>~ glasshouse (122sqm)</li> <li>~ private land (15 hectares)</li> </ul> <p>All measurements are approximate</p>
RENTAL POTENTIAL	<p>This property is not currently rented out for holidays. We are happy to provide information about the holiday rental market and how the property could fit SpecialUmbria's rental portfolio.</p>
SLEEPS	14

BEDROOMS 7  
BATHROOMS 8  
LOCATION GPS: 42.622867,12.181495  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Tucked into glorious countryside where Lazio, Umbria and Tuscany meet, Tenuta Vaiano is only an hour from Rome. This unique historic estate commands incredible panoramic views over the celebrated limestone canyons of the Calanchi National Park and Civit  di Bagnoregio, the Etruscan town set high on a rock where ancient kings came to bathe.

Easily reached via the A1 motorway, the property sits in beautiful countryside with no light or noise pollution. Surrounded by two hectares of private parkland, there are a further 13 hectares, most of which is mature woodland. The estate includes an olive grove of 600-700 trees, as well as a kitchen garden fed by its own spring.

Built on the foundations of an ancient Roman watchtower, reconstructed during the Lombard period (850 AD) and extended in the 12th century, the manor house, including the original tower, spans three floors. Once a medieval military post, it was later transformed into an elegant palazzo. Approached along a cypress-lined avenue, there's a small and pretty freestanding chapel opposite the front door to the main house. An elegant, detached farmhouse with a striped fa ade at the start of the drive is in need of substantial renovation but retains

beautiful original features. Four natural caves carved into the rock, one housing the old mill and another the original cellar, complete the estate.

Inside, the main house has been meticulously restored using authentic materials and maintaining period details, including ancient wooden beams, basalt-stone floors, terracotta tiles and pebble mosaics in the winter garden salons, coffered wooden ceilings, antique doors, and built-in wardrobes crafted from reclaimed 17th-century cabinetry. Six LPG boilers (two per floor), a wood-burning stove and six working fireplaces ensure warmth and comfort throughout.

The estate is gloriously secluded, surrounded by two hectares of manicured parkland that includes centuries-old oak and cypress trees, as well as pergolas and gazebos, yet it is only 20km from the medieval Umbrian town of Orvieto, and Florence can be reached in ninety minutes.

### Ground floor

A magnificent entrance hall leads into two sun-lit winter garden salons and an impressive double reception room with original antique fireplaces. There's a formal double dining room, a cosy TV room, an expertly equipped kitchen in stainless steel, a larder, a medieval wine cellar with the original earthenware wine vessels still in place, plus two storage rooms, and a downstairs loo. There is a lift shaft already in place, that could provide access up to the third floor, if required.

### First floor

There are four generous en-suite double bedrooms. A reception room and a quiet library offer further living space, with two private terraces overlooking the park. There's also a small laundry room on this floor.

### Second floor and tower

On the top floor there's a large study that opens onto the tower's reception room that has incredible panoramic views down the valley. There are three en-suite double bedrooms, a billiard room, a cosy sitting area, two storage cupboards, and an antique stone staircase leading to a mezzanine and a



spectacular rooftop terrace.

### **Outbuildings and grounds**

The manor house is surrounded by 15 hectares of woodland and an olive grove of 600-700 trees. There's a 400m<sup>2</sup> walled garden with its own spring and a glasshouse. There are four caves in a rockface, one originally served as the mill for the estate and another, the original wine cellar, still houses the ancient casks.

### **Original details and modern comfort**

The estate marries traditional character with contemporary comfort: there are six gas boilers (two per floor), an antique wood-burning stove, and six working fireplaces. Every door, coffered wooden ceiling, and terracotta tile is authentic, while fitted wardrobes incorporate genuine 16th- and 17th-century cabinetry. Flooring varies by room—basalt stone on the ground floor (with terracotta tiles in the TV room, larder, and one winter garden salon), antique parquet on the first floor (with stone-tiled baths), and a mix of all three on the top floor and in the tower—underscoring the property's timeless elegance.

## **LAYOUT**

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### **BEDROOMS**

There are seven double bedrooms, three on the first floor and four on the second, all of which are in perfect line with the style of the property and include wooden floors and en-suite bathrooms. The main bedroom opens onto a private terrace.

### **BATHROOMS**

The bathrooms are individually decorated, some with showers and some with baths. The watch-tower bathroom is yet to be finished.

### **KITCHEN**

The kitchen occupies the ground floor of the tower with its original exposed-stone vaulted ceiling. In contrast, the space is fitted with sleek stainless-steel cabinetry and top-of-the-range appliances, including

an eight-burner gas hob. There is a door to the pantry - which also has a door to outside - and to an ancient cellar where wine and olive oil can be stored at an ambient temperature.

### **LIVINGROOM**

Tenuta Vaiano offers a sequence of elegant living rooms, each flowing seamlessly into the next in true Italian palazzo style. Each salon boasts generous proportions and an impressive fireplace, perfect for both intimate gatherings and grand entertaining. Within the tower, there's a secluded, sunlit sitting room - cosy yet spacious - opening onto a private rooftop terrace with sweeping views. This peaceful space also connects directly to a billiard room and an adjoining bedroom, creating a versatile and intimate suite.

### **OTHER ROOMS**

Spread over more than 1,500sqm, Tenuta Vaiano boasts several further rooms, including offices, storage rooms and laundry space.

## **FACILITIES**

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### **OUTSIDE**

The property sits in two hectares of private parkland and the estate includes a further 13 hectares, most of which is ancient woodland. There is an olive grove of 600-700 trees, as well as a kitchen garden fed by its own spring, and four caves that were previously used as wine and olive oil cellars. The current owners have an above-ground, temporary pool but permission would be given to put in a permanent pool.

### **TECHNICAL**

Six gas boilers - two per floor - provide the house with heating and hot water and each one can be controlled independently. There are six working open fireplaces and two that are set up for woodburning stoves with working flues. Most of the wooden window frames are fitted with



low-dispersion double glazing, while the wrought iron frames are fitted with 'Visarm' shatterproof glass.

The house has a landline with internet connection and there is satellite TV.

## ENERGY

TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

The property is easily accessed by a tarmac road. The closest town is Civitella d'Agliano, about ten minutes' drive away.

## NOTES

The asking price refers to the property and land in its current state, as described in this profile. Furniture and furnishings are excluded from the sale, although some pieces may be available to purchase through separate negotiation. The property is of high historical and artistic value, therefore we can only offer viewings to those with a specific interest in this particular kind of property. The standalone farmhouse with the striped façade located at the end of the drive is available for independent sale with a small amount of land. The farmhouse is in need of major renovation. The sale of the main house can include the farmhouse, but this is not a condition of sale.

## SURROUNDING

### TRAVEL

The nearest airports are Perugia [PEG] (81km); Rome Ciampino [CIA](122km); Rome Fiumicino [FCO] (136km); and Florence [FLR] (200km).

*Train:* The nearest train stations are in Orvieto (26km) and Viterbo (38km), where car hire is

available.

*Road:* The motorway exit closest to the property is at Orvieto, or Orte if going towards Viterbo.

## DISTANCES

Many of the cities and towns of Umbria, Lazio and Tuscany, known for their culture, shopping and art, are within easy reach, including: Civit  di Bagnoregio (15km); Orvieto (26km); Lago di Bolsena (29km); Viterbo (38km); Todi (40km); Perugia (80km); Tarquinia (80km); Montepulciano, which is famed for its wine (83km); Rome (110km); Porto Santo Stefano (118km); and Florence (181km).







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